

THE ZONING BOARD OF
APPEALS OF COOK COUNTY,
ILLINOIS

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July 10, 2019

PUBLIC HEARING AGENDA

The following items are scheduled for public hearing before the Cook County Zoning Board of Appeals on **Wednesday, July 10, 2019 at 1:00PM at 69 W. Washington - 22nd Floor Conference Room, Chicago, Illinois 60602.**

VARIANCE

- V-19-28** Andres and Maria Ontiveros (applicant/owner), request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to: (1) reduce the rear yard setback from the minimum required 40 ft. to an existing 0.20 ft., (2) reduce the corner side yard setback from the minimum required 15 ft. to an existing 0.50 ft., (3) reduce the interior side yard setback from the minimum required 10 ft. to an existing 0 ft., and (4) increase the floor area ratio (F.A.R.) from the maximum allowed 0.40 to 0.56 for an interior remodeling of an existing single family residence. The subject property is located in the **16th District**, with the common address of **4900 S. Laramie Avenue, Stickney, Illinois 60638.**
- V-19-29** Kinga Niedzwiedzki (applicant/owner), request a variance to the zoning requirements of the R-5 Single Family Residence District. The request seeks to: (1) increase the height of a fence in the corner side yard from the maximum allowed 3 ft. to 6 ft. The subject property is located in the **6th District**, with the common address of **12536 Parkside Avenue, Palos Heights, Illinois 60463.**
- V-19-30** Kevin and Robin Bost (applicant/owner), request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to: (1) reduce the distance between the principal and accessory structure from the maximum allowed 10 ft. to an existing 7.42 ft. in order to construct a screened porch addition. The subject property is located in the **15th District**, with the common address of **99 Gromer Road, Elgin, Illinois 60120.**
- V-19-32** Martha E. Vargas (applicant/owner), request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to: (1) reduce the corner side yard setback from the minimum required 25 ft. to an existing 0 ft., and (2) increase the height of an existing fence in the corner side yard from the maximum allowed 3 ft. to 6 ft. The subject property is located in the **17th District**, with the common address of **8340 W. 131 Street, Palos Park, Illinois 60464.**
- V-19-34** Andrew Venamore, Mach 1, Inc. (applicant), authorized by David Rosenberg (owner), request a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to: (1) reduce the left side yard setback from the minimum required 15 ft. to an existing 8.20 ft. in order to rebuild the garage. The subject property is located in the **14th District**, with the common address of **3968 Oak Avenue, Northbrook, Illinois 60062**

SPECIAL USE

- SU-19-02** Peralta Car Sales & Repair, Inc. (applicant), authorized by Jose Juan Alvarez (owner), requests a Special Use in the C-4 General Commercial District to operate a retail used car dealership. The subject property is located in the **16th District**, with the common address of **2222 N. Mannheim Road, Melrose Park, Illinois 60164.**